

**PLANNING COMMISSION  
WILLIAMSBURG, VIRGINIA  
AGENDA  
January 19, 2005**

The meeting will be called to order in the Council Chamber of the Stryker Building, 412 North Boundary Street on Wednesday, January 19, 2005 at 3:30 p.m.

Roll Call

Election of Officers for 2005

Approval of Minutes of December 13 and 15, 2004

**1. CONSENT AGENDA ITEMS**

Consent agenda items are boxed. An item may be removed from the consent agenda by a request of any member of the Commission.

**2. PUBLIC HEARINGS**

CIP: Five-Year Capital Improvement Program (FY06 to FY10). Citizens are requested to present items for inclusion in the Capital Improvement Program. Following the public hearing, a work session on the CIP should be scheduled, and could be in conjunction with a Comp Plan work session.

PCR #05-001: Revision of Chapter 21, Zoning, of the Williamsburg City Code, by revising Sec. 21-77, pertaining to Conditional Zoning. It proposed to modify the provisions for proffered conditions as allowed by Sec. 15.2-2298 of the Code of Virginia.

**3. OPEN FORUM**

**4. SITE PLANS AND SUBDIVISIONS**

PCR #05-005: Condor Properties at Williamsburg, L.L.C. – Minor change to approved development plan by revising the following side or rear yard setbacks for 105 Shaindel Drive (lot 32), 116 Shaindel Drive (lot 63), and 104 Shaindel Drive (lot 66). The property is zoned PDR Planned Development Residential.

**5. OLD BUSINESS**

**6. NEW BUSINESS**

Presentation by representatives of Riverside Healthcare Association, Inc. on the rezoning requests scheduled for public hearings at the February 16 meeting (PCR #05-002, 003 and 004).

**7. OTHER**

Appointment to Planning Commission committees

**8. INFORMATION ITEMS**

Report from City Council

Planning Department Monthly Report

Monthly Financial Statement

2005 Annual Reports for Planning Commission, Architectural Review Board and Board of Zoning Appeals

9. **PUBLIC HEARINGS SCHEDULED FOR FEBRUARY 16, 2005**

- PCR #05-002: Request of Riverside Healthcare Association, Inc. to rezone approximately 177.54 acres, located on the north side of Route 199 between Quarterpath Road and Route 60 East, from RS-1 to ED Conditional (with proffers). The submitted conceptual plan for this portion of the Riverside property proposes a 31 acre medical campus, 73 acres of age restricted housing, and 59 acres of "destination use."
- PCR #05-003: Request of Riverside Healthcare Association, Inc. to rezone approximately 43.43 acres located on the east side of Quarterpath Road between Route 199 and Tutter's Neck Pond, from RS-1 to ED Conditional (with proffers). The submitted conceptual plan for this portion of the Riverside property proposes 30 acres of condominiums and neighborhood retail.
- PCR #05-004: Request of Riverside Healthcare Association, Inc. to rezone approximately 137.06 acres located on the east side of Quarterpath Road north of Tutter's Neck Pond, from RS-1 to RS-2 Conditional (with proffers). The submitted conceptual plan for this portion of the Riverside property proposes, with a future rezoning to PDR Planned Development Residential, 75 acres of residential. 15 acres is proffered to be reserved for "Redoubt Park" along Quarterpath Road.
- PCR #05-006: Rezoning of approximately 7.2 acres of the Quarterpath Road right-of-way extending north from Route 199 approximately 1160 feet from RS-1 Single Family Dwelling District to ED Economic Development District. This adjoins the land proposed by Riverside Healthcare Association, Inc. for rezoning from RS-1 to ED (PCR #05-003).
- PCR #05-007: Rezoning of 1.09 acres of the unimproved Wickre Street right-of-way (approximately 1,014 feet in length) adjacent to the eastern corporate limits from RS-1 Single Family Dwelling District to ED Economic Development District. This adjoins the land proposed by Riverside Healthcare Association, Inc. for rezoning from RS-1 to ED (PCR #05-002).